

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to permit lot widths of 50 feet instead of 55 feet.

The Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The zoning variances are needed in order to build a house 30' wide on a 50' wide lot of ground, in which the area is zoned DR 5.5. The house will be a bi-level with a full basement, being 30' x 26'. There is a house existing on the other 50' lot. This lot being 100' x 135' exists in an old subdivision of 50' lots on India Avenue, therefore 2 variances are needed.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Glenn K. January
Arlene E. January
(Type or Print Name)
Signature
53 Carling Circle
Address
Baltimore, Maryland 21227
City and State

Legal Owner(s):
Mildred J. Klein
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
(Type or Print Name)
Signature

Attorney for Petitioner:
Glenn K. January
(Type or Print Name)
Signature
53 Carling Circle
Address
Baltimore, Maryland 21227
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Arlene E. January
Name
53 Carling Circle
Address
Baltimore, Maryland 21227
City and State
Attorney's Telephone No.: 396-3924 (day)
247-2520 (night)
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of JANUARY, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of FEBRUARY, 1981, at 1:30 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari,
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Road Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Mildred Klein
4137 India Avenue
Perry Hall, Maryland 21128

RE: Item No. 96
Petitioner - Mildred J. Klein
Variance Petition

Dear Ms. Klein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bco

Enclosures

cc: K/C Engineers-Surveyors
714 Dulany Valley Court
Towson, Maryland 21204

Mr. & Mrs. Glenn K. January
53 Carling Circle
Baltimore, Maryland 21227

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Mildred J. Klein

Location: 4137 India Avenue, Perry Hall, Maryland 21128

Item No.: Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: Noted and Approved: Planning Group Fire Prevention Bureau

Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

December 15, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #96 (1980-1981)
Property Owner: Mildred J. Klein
S/MS India Avenue 495.79' N/W of Belair Road
Acres: 13,500 sq. ft. District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

India Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a 6-inch public water main and 8-inch public sanitary sewerage in India Avenue.

Very truly yours,
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:PWR:ss

cc: J. Wimbley, J. Trenner

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

January 15, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #96 (1980-1981)
Property Owner: Mildred J. Klein
S/MS India Avenue 495.79' N/W of Belair Road
Acres: 13,500 sq. ft. District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied December 15, 1980 in conjunction with the Zoning Advisory Committee review for this Item 96 (1980-1981) are hereby amended by elimination of the second sentence of the first paragraph, under "Highways".

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:PWR:ss

cc: J. Wimbley
J. Trenner

M-NW Key Sheet
38 NE 26 Pos. Sheet
NE 10 G Topo
72 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
496-3211

NORMAN E. GENDER
DIRECTOR

December 30, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #96, Zoning Advisory Committee Meeting, November 18, 1980, are as follows:

Property Owner: Mildred J. Klein
Location: SW/side India Avenue 495.79' N/W of Belair Road
Acres: 13,500 sq. ft.
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The petitioner must comply with the Baltimore County Subdivision Regulations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 484-3550

STEPHEN E. COLLINS
DIRECTOR

December 5, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Items 94, 96, and 97 of the Zoning Advisory Committee Meeting of November 18, 1980.

Very truly yours,


Michael S. Flanigan
Engineering Associate II

MSF/hmd

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of February, 1981, that the herein Petition for Variance(s) to permit lot widths of 50 feet in lieu of the required 55 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jones
Deputy Zoning Commissioner of Baltimore County

 BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 15, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland

Dear Mr. Hammond:

Comments on Item #96, Zoning Advisory Committee Meeting of November 18, 1980, are as follows:

Property Owner: Mildred J. Klein
Location: SW/S India Ave. 495.79' N/W of Belair Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.
Acres: 13,500 sq. ft.
District: 11th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,
Ian J. Forrester
Ian J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/aw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Rick Comerford
Charles E. (Ted) Burnham
FROM: Zoning Advisory Committee
Meeting of November 8, 1980
SUBJECT: Meeting of November 8, 1980

Date: December 2, 1980

ITEM NO. 94 No Comment
ITEM NO. 95 See Comment
ITEM NO. 96 Standard Comments only
ITEM NO. 97 See Comment

Charles E. Burnham
Charles E. Burnham
Supervisor - Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 21, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: November 21, 1980

RE: Item No: 94, 95, 96, 97
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

KSP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 81-154-A Item 96
SUBJECT: Petition No. 81-154-A Item 96

Date: February 3, 1981

Petition for Variance for lot widths
Southwest side of India Avenue, 495.79 feet Northwest of Belair Road
Petitioner- Mildred J. Klein

Eleventh District

HEARING: Monday, February 23, 1981 (1:30 P.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:ab

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

January 27, 1981

Ms. Mildred J. Klein
4137 India Avenue
Perry Hall, Maryland 21128

NOTICE OF HEARING

RE: Petition for Variance - SW/S of India Ave., 495.79' NW of Belair Road - Case No. 81-154-A

TIME: 1:30 P.M.


DATE: Monday, February 23, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner
BALTIMORE COUNTY

cc: Mr. & Mrs. Glenn K. January
53 Carling Circle
Baltimore, Maryland 21227

 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-0353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 9, 1981

Ms. Mildred J. Klein
4137 India Avenue
Perry Hall, Maryland 21128

RE: Petition for Variance
SW/S India Ave., 495.79' NW of Belair Road
Case No. 81-154-A

Dear Ms. Klein:

This is to advise you that \$55.63 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

cc: Mr. & Mrs. Glenn K. January
53 Carling Circle
Baltimore, Maryland 21227

PETITION FOR VARIANCE

11th District

ZONING: Petition for Variance for lot widths
LOCATION: Southwest side of India Avenue, 495.79 feet Northwest of Belair Road
DATE & TIME: Monday, February 23, 1981 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit lot widths of 50 feet in lieu of the required 55 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3.C.1 - Lot Widths

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Mildred J. Klein, as shown on plat plan filed with the Zoning Department.

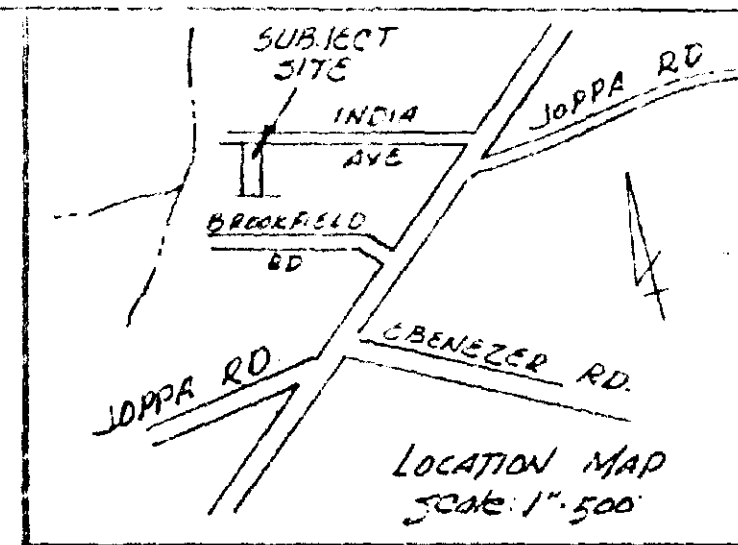
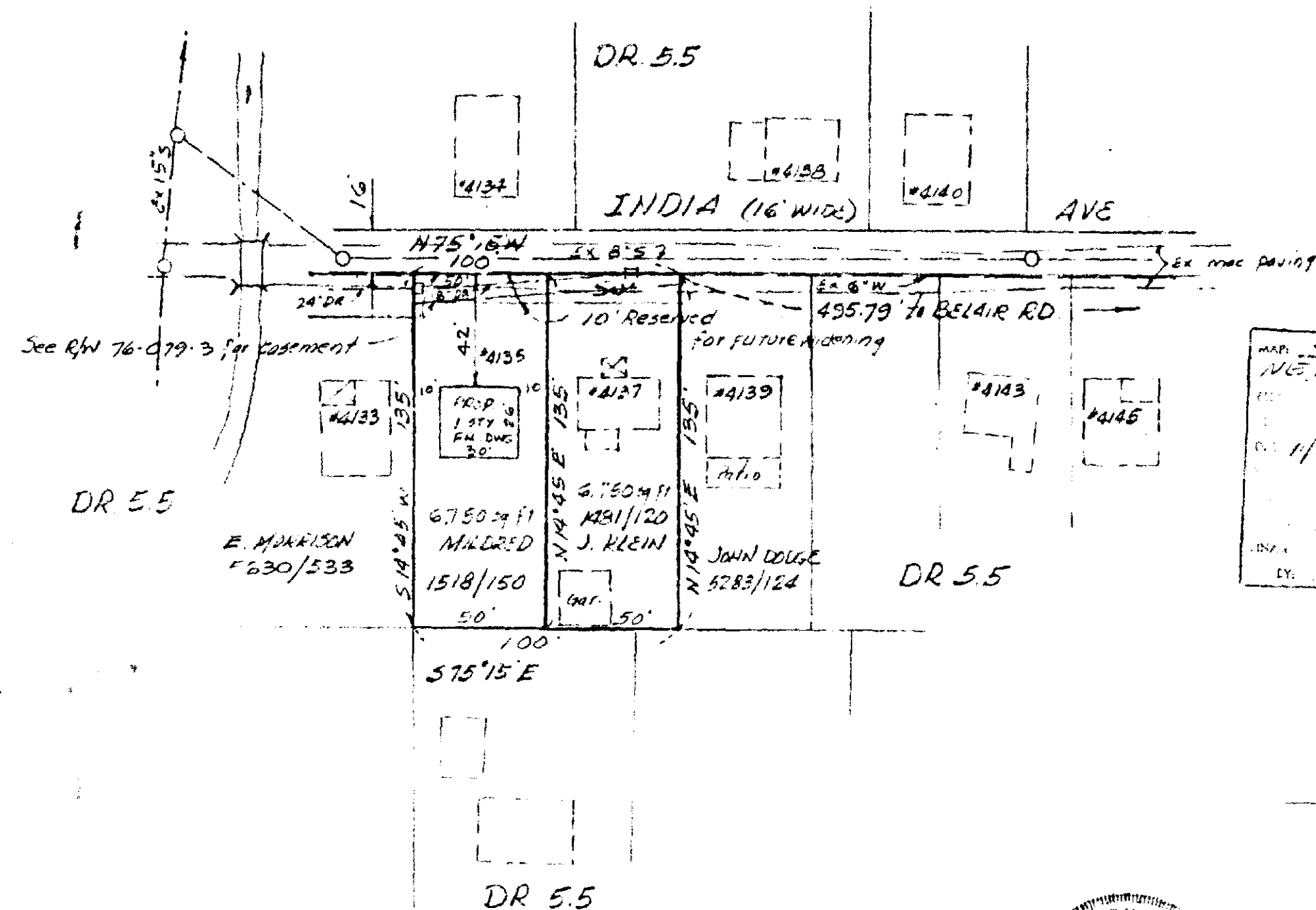
Hearing Date: Monday, February 23, 1981 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

81-154A

District 11 Date of Posting 2/8/81
 Posted for: Petition for Variance
 Petitioner: Mildred J. Klein
 Location of property: 5115 India Ave., 495.74' NW
of Belair Rd.
 Location of Signs: front of property (facing India
Ave.)
 Remarks: _____
 Posted by: Gene Coleman Date of return: 2/13/81
 Number of Signs: 1



GENERAL NOTES
 VARIANCE TO ALLOW FOR A 50 FT WIDE LOT INSTEAD OF THE REQUIRED 55 FT WIDE LOT.

EXISTING ZONING DR 5.5
 PROPOSED ZONING DR 5.5

PLAT FOR
VARIANCE TO ZONING
NOS. 4135 & 4137 INDIA AVENUE
 11 ELECTION DIST, BALTO CO MD
 SCALE 1" = 50' DATE SUBMITTED



K/C ENGINEERS - SURVEYORS
 744 DULANEY VALLEY COURT
 TOWSON, MARYLAND 21204
 (301) 821-0852

